



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, FEBRUARY 18, 2009

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Gormley, Pratt, Schlueter and Chair Kurrasch

Absent: Commissioner Trujillo

2. CONSENT CALENDAR

Commissioner Gormley moved acceptance of the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held January 21, 2009. Minutes were accepted.

*2-B. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of December 31, 2008.

*2-C. Budget Variance Report. This report was accepted.

*2-D. Amending the Section 8 Program Administrative Plan for Ineligible Housing Types in the Project-Based Voucher Program. The Housing Commission approved the revision to the Administrative Plan to clarify what types of units are ineligible under the Project-based Voucher Program.

*2-E. Awarding Contracts For Unit Cycle Painting. The Housing Commission:

1. Awarded a contract to Nunes Painting and Decorating for \$59,950 to perform cycle painting of up to 10 Esperanza units and 51 units at Housing Authority owned properties;

2. Authorized the Executive Director to execute the contracts with Nunes Painting and Decorating.

3. AGENDA

3-A. Quarterly Police Report. Executive Director Pucci explained the Housing Authority police officer was not in attendance. Mr. Pucci said there was a small spike of activity after the homicide at Esperanza; because of more enforcement, this resulted in more reports being written. He concluded that crime is stable.

Chair Kurrasch commented positively on the low crime statistics.

This report was provided for information only.

3-B. Recommend Submission of Application to U.S. Department of Housing and Urban Development for Section 8 Vouchers for Esperanza Residents. Mr. Pucci said the application is being processed for the conversion of Esperanza and it should be completed in 60 days. This report is to recommend to the Board of Commissioners to submit the application to HUD for the Section 8 vouchers.

Chair Kurrasch asked if the process is proceeding smoothly. Mr. Pucci said it is proceeding slowly, but smoothly.

A Commissioner asked about the projected income of \$450,000 and if it will negate past underfunding. Mr. Pucci responded this is the projected income if Section 8 vouchers are issued and that it will negate past years' underfunding. Mr. Pucci also mentioned it will take some time.

Commissioner Schlueter moved the Housing Commission recommend to the Board of Commissioners to approve submission of an application to HUD for Section 8 Vouchers for Esperanza residents, contingent upon HUD approval of the Esperanza disposition application. Commissioner Pratt seconded. Motion carried unanimously

- 3-C. Recommend Approving Memorandum of Understanding with Homeless Service Providers. Mr. Pucci explained this is a Memorandum of Understanding with the Alameda Point Collaborative and Building Futures with Women and Children, the two homeless providers at Alameda Point. This MOU is for the North Housing, also called Coast Guard Housing.

Staff has been working with the Development Services Department and the two providers to come to resolution on the Legally Binding Agreement (LBA). The LBA describes the terms and conditions of how the nine acres and 90 units at the North Housing site will be used and how the property would be developed. The LBA also describes what would happen if the property was not developed the way staff intends and to get funding from whomever the Navy sells the remaining portion of the property so that funds are available to support the housing and services that will be implemented at the proposed 90 units. Once the LBA is adopted it is sent to HUD and the Navy for their approval. Most likely there will be changes which will be brought back to the Commission. The providers and the Housing Authority have negotiated the duties and responsibilities. The Housing Authority is responsible for the development of the property; the providers are responsible for services and there are shared duties for lease up, etc. Mr. Pucci said that this is a good arrangement that protects both the Housing Authority and the providers.

Mr. Pucci said it could take another year for the LBA to be approved which would allow the Navy to turn the property over to the City which then turns it over to the Housing Authority. Additionally it may take three years before the Navy auctions the remaining property and a developer is chosen. It may take a few more years for the developer to obtain entitlements and put in the infrastructure. Once concluded, the Housing Authority has 36 months to build the project, so the process may take five years or longer.

Commissioner Gormley questioned why the master developer provides an alternate site if it is going to be sold. Mr. Pucci said the Housing Authority picked the best piece of property. If a developer decided he wants to purchase it, he may offer to help with the Housing Authority development in a different area and there may be a premium for the Housing Authority.

Commissioner Gormley also asked about the term "buy-out". Mr. Pucci said that is cash buy-out which would allow the Housing Authority to develop elsewhere. This option would provide a choice to develop with or without partners.

Commissioner Schlueter questioned the 90 units instead of 120. Mr. Pucci said Development Services decided 90 units would be better suited for this development with 25 percent for affordable housing, low and very-low.

Commissioner Gormley asked what the source of revenue would be for the homeless tenants to pay their rent. Mr. Pucci responded that it is likely that the tenants would have Section 8 vouchers, though the property may have other subsidies, tax credits, etc.

Mr. Pucci also advised that, once this is adopted by the ARRA on March 4, 2009, it will be sent to the Navy and HUD. It could take them up to a year to process. He advised that he may come back with some recommended changes.

Commissioner Pratt moved the Housing Commission recommend the Board of Commissioners authorize the Executive Director to enter into a Memorandum of Understanding with Alameda Point Collaborative and Building Futures with Women and Children to provide services to the population of a proposed permanent housing development for the homeless. Commissioner Balde seconded. Motion carried unanimously.

- 3-D. Discussion of Draft Housing Authority Work Program for Calendar Year 2009. Commissioner Gormley mentioned a number of typographical errors in the draft. Mr. Pucci reviewed the Work Plan for Calendar Year 2009. He discussed the Yardi software the Housing Authority uses. Commissioner Gormley discussed the typographical errors. No action is required. This item was for information and discussion purposed only.

4. ORAL COMMUNICATIONS

Jude Bullock, resident at 743A Eagle Avenue, discussed issue of handicapped parking in spaces at one the of Housing Authority's housing complexes. He distributed to the Commission a notice given to residents and a copy of a Department of Motor Vehicle (DMV) regulation.

Mr. Pucci pointed out that DMV regulations apply to streets and not parking lots.

Mr. Bullock said his lease does not cover rules about resident-only parking. Mr. Pucci advised Mr. Bullock that he is misinterpreting the regulations.

Chair Kurrasch asked if the same rules apply at other Housing Authority properties that have off-street parking. Mr. Pucci said yes; he added that individual parking spaces at Housing Authority complexes are not necessarily assigned to tenants, but are designated as resident parking only. Extra parking spaces are designated for guests. Designated parking for the disabled cannot exclude non-residents from parking there; therefore, if a person has a disabled placard, that person is allowed to park in a disabled parking space. Mr. Pucci went on to say a disabled parking placard does not entitle anyone to park in a resident parking space.

Reverend Betty Williams, Alameda resident, said she received a parking ticket at Eagle Village last year and last week. She said that Tanya Bursey told her that it was private parking. Reverend Williams said that this is government housing and that attorneys tell her that tickets should not be given to persons with handicapped stickers.

Pastor Marjorie Sandford, Tracy resident, received a ticket at Eagle Village, she did not read the signs. She was disappointed that she received the ticket.

Ms. Jennifer Jackson, 733F Eagle Avenue, lives at Eagle Village. She purchased a car on January 26 and parked in a visitor spot. On February 10, she received a ticket. On February 12 the police came to her apartment. She received tickets on February 10, 11 and 12. She felt the police should have knocked on her door before putting ticket on her car. Mr. Pucci said she needed a parking permit for her car so she would not receive a ticket and guessed that she was parking overnight (over 24 hours) in the visitor spot which generated a ticket. Ms. Jackson said she feels she is being harassed. Mr. Pucci went on to say the Alameda Police Department enforces the rules in the parking lot. Mr. Pucci said the Housing Authority does not deal with parking violations, she will have to speak to a judge or go to City Hall to resolve her tickets.

Chair Kurrasch stated these issues will need to be investigated and reported back to the Commission. He said the administration of the managed housing units is not within the governance of the Housing Commission. A discussion continued about street sweeping, tickets and parking. Ms. Jackson said the parking rules should indicate that residents should not park in visitors' spaces.

Board Member Torrey said the Esperanza street sweeper comes through at 8:00 am but the sign says not to park there between 10:00 am – 12:00 noon. Mr. Pucci asked if the street sweeper came into the Esperanza parking lot. Mr. Torrey responded yes.

5. COMMISSIONER COMMUNICATIONS

Commissioner Balde attended a NAHRO conference and went to a session on disaster preparedness. The information was very interesting and useful. She said she would be sending the Commissioners the website. She suggested a class for the tenants on disaster preparedness to Mr. Pucci.

Board member Torrey offered information on CERT training.

Commissioner Balde suggested having a “get to know your neighbor” day to be held when the weather is warmer.

Commissioner Pratt also said Mastick has training on emergency preparedness and will provide the exact date.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 8:02 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary